099.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,400 / 702,400
					USE VALUE:	702,400 / 702,400
					ASSESSED:	702,400 / 702,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUGGAN NEIL/TRACY
Owner 2:	
Owner 3:	
Street 1:	162 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LORDAN JOHN T--ETAL -
Owner 2:	LORDAN MARGARET M -
Street 1:	162 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,446 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1849 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6446.000	272,700	300	429,400	702,400
Total Card	0.148	272,700	300	429,400	702,400
Total Parcel	0.148	272,700	300	429,400	702,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.88 | /Parcel: 379.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,700	300	6,446.	429,400	702,400	702,400	Year End Roll	12/18/2019
2019	101	FV	275,400	300	6,446.	429,400	705,100	705,100	Year End Roll	1/3/2019
2018	101	FV	275,400	300	6,446.	368,000	643,700	643,700	Year End Roll	12/20/2017
2017	101	FV	275,400	300	6,446.	343,500	619,200	619,200	Year End Roll	1/3/2017
2016	101	FV	275,400	300	6,446.	294,400	570,100	570,100	Year End	1/4/2016
2015	101	FV	230,500	300	6,446.	263,800	494,600	494,600	Year End Roll	12/11/2014
2014	101	FV	230,500	300	6,446.	244,100	474,900	474,900	Year End Roll	12/16/2013
2013	101	FV	230,500	300	6,446.	232,800	463,600	463,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8059

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LORDAN JOHN T--	43425-216		8/2/2004		480,000	No	No		
	20963-234		1/1/1991		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2018	941	Redo Kit	10,000	C				
6/20/1997	3019	Addition	22,000					8X22 SPECIAL PERMI

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
9/22/2005	Fieldrev-Chg	BR	B Rossignol
12/5/2004	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/12/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6446		Sq. Ft.	Site		0	70.	0.95	4									429,367						429,400	

Total AC/HA: 0.14798 | Total SF/SM: 6446 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,367 | Spl Credit | Total: 429,400

USER DEFINED

User Acct	64824
GIS Ref	
GIS Ref	
Insp Date	10/05/18
!8059!	
Prior Id # 1:	64824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	22:38:54

LAST REV

Date	Time
07/25/19	09:33:56
apro	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334952
Depreciation:	62301
Depreciated Total:	272651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

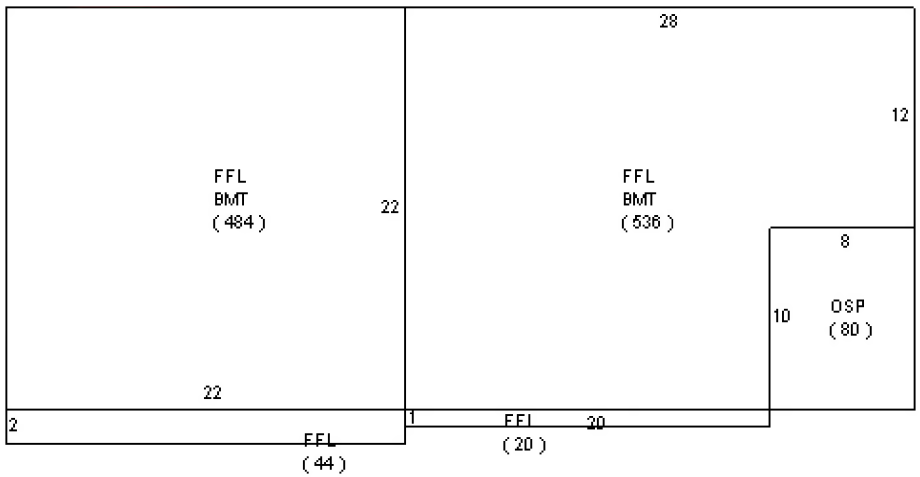
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	124.86
Final Total:	272700	Val/Su SzAd	251.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	128.240	139,009
BMT	Basement	1,020	61.990	63,226
OSP	Screen Porch	80	40.830	3,267

Net Sketched Area:	2,184			Total:	205,502
Size Ad	1084	Gross Are	2184	FinArea	1849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X6	A	FR	1988	6.00	T	31	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc